

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1414/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

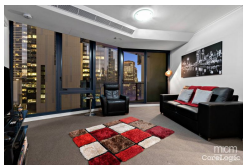
1011/180 CITY ROAD SOUTHBANK VIC 3006	\$440,000	11-Apr-24
2700/180 CITY ROAD SOUTHBANK VIC 3006	\$435,000	13-Dec-23
1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$540,000	20-Dec-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 May 2024

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1011/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price <sup>RS</sup> \$440,000 Sold Date 11-Apr-24  
Distance 0.08km

1 1 1



2700/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price \$435,000 Sold Date 13-Dec-23  
Distance 0.08km

1 1 1



1-9 FRESHWATER PLACE SOUTHBANK VIC 3006 Sold Price <sup>RS</sup> \$540,000 Sold Date 20-Dec-23  
Distance 0.13km

1 1 1

RS = Recent sale UN = Undisclosed Sale

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